

1943 Profile of the Elmhurst-S. Elmhurst, Queens area

from the 1943 *New York City Market Analysis*



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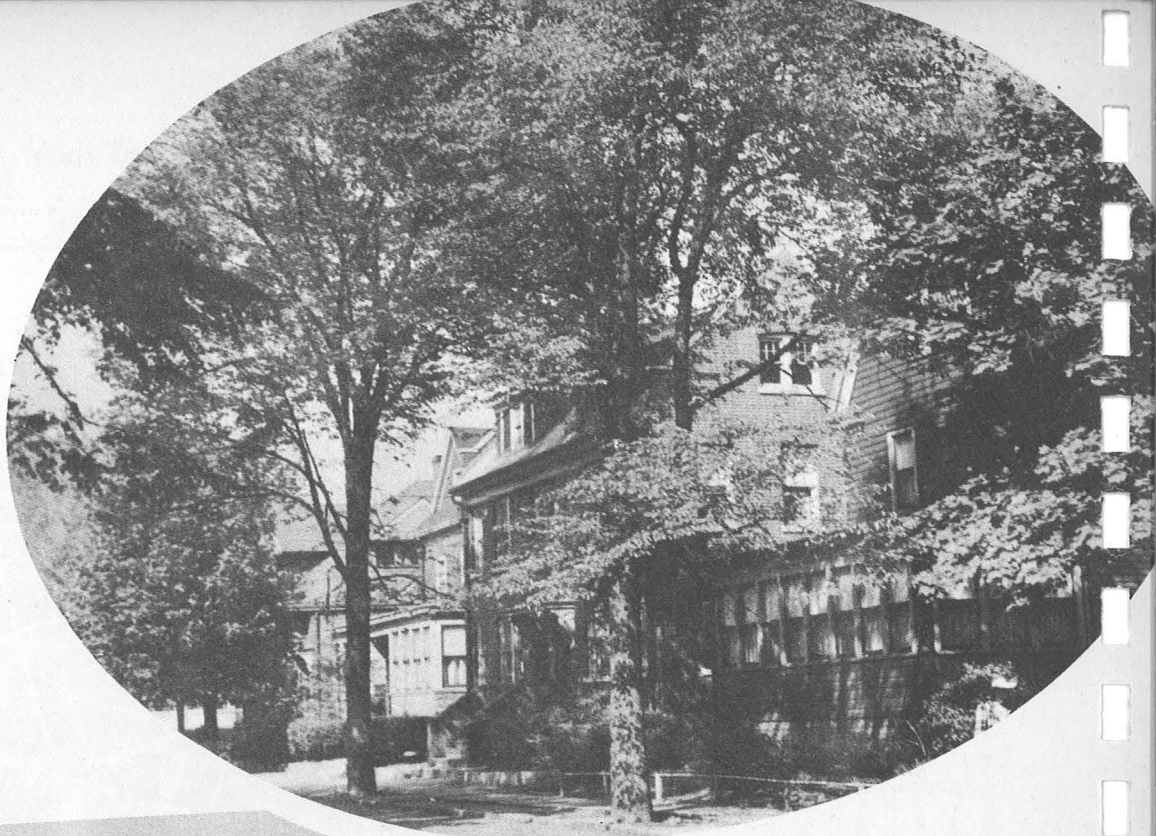


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QUEENS 8

Elmhurst -
South Elmhurst



Above: Whitney Avenue and Forley Street facing
Elbertson Street



61st Avenue between 83rd Place and 84th Street



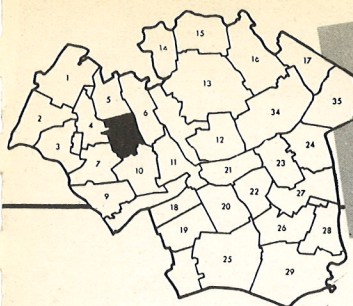
Layton Street looking east from Pettit Place



Broadway at Vietor Avenue facing Elmhurst Avenue



82nd Street between Baxter Avenue and Roosevelt
Avenue



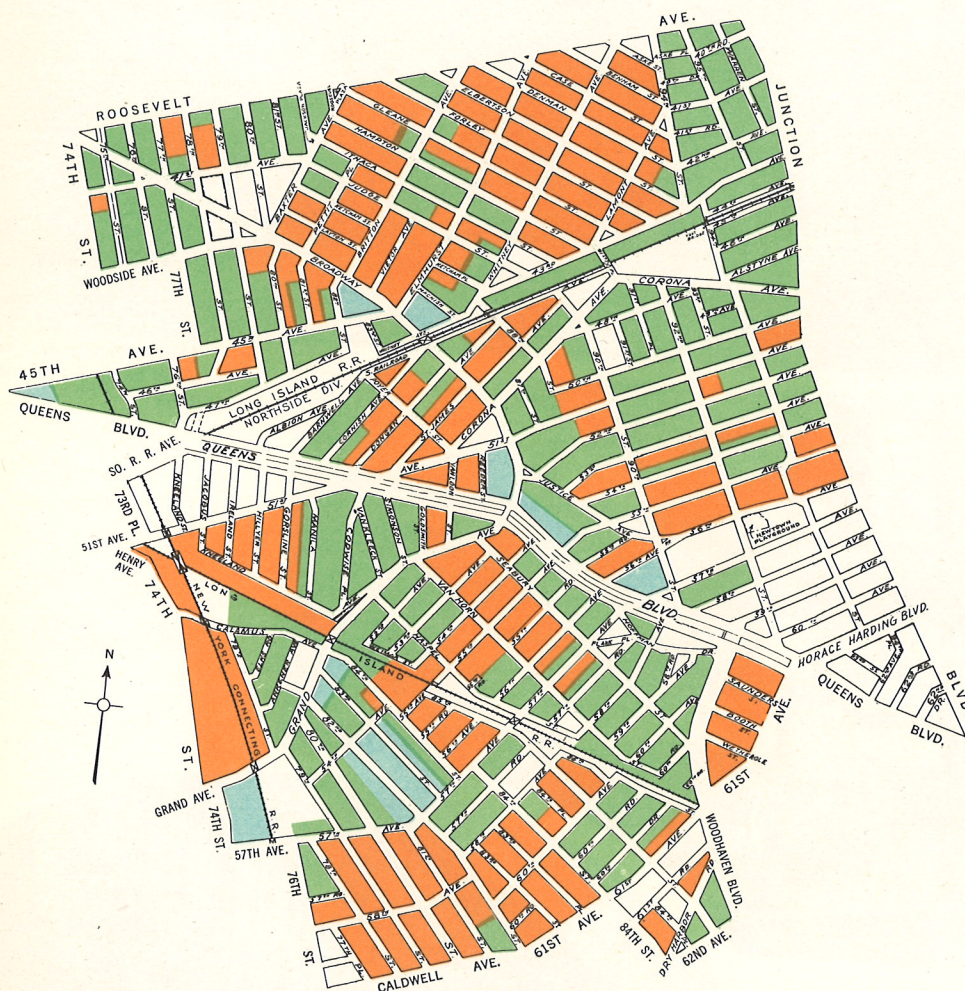
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

QUEENS

8

Elmhurst-South Elmhurst



POPULATION	39,928
<i>(larger than Meriden, Conn.)</i>	
Native white	30,296
Foreign-born white	9,565
Negro	49
Other races	18

Foreign-born are varied and scattered, with Germans, Irish and Italians most numerous.

FAMILIES	12,407
—owner families	4,111
—tenant families	8,296

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	69
100-149	6,000-9,999	210
75- 99	4,500-5,999	696
50- 74	3,000-4,499	4,937
30- 49	1,800-2,999	4,998
40- 49	2,400-2,999	3,045
30- 39	1,800-2,399	1,953
Under 30	Under 1,800	1,043
Unknown		454
Median family expenditure		\$2,987
Average family expenditure		\$3,154
RESIDENTIAL STRUCTURES		6,020
—one-family houses		3,499
—two-family houses		1,559
—three-or-more-family houses		962

Opening of the Independent subway to Elmhurst has brought many new families to this district. During the 1930's, families increased 58 per cent. Many new modern apartment houses were erected. There are also several new private housing developments. South Elmhurst, more than most districts, is a combination of old and new. Most of the open areas of the earlier decade are now built up.

Elmhurst constitutes a good middle-class market. There are only a few scattered low-income areas. There is some small industry on South Railroad Avenue and along the New York Connecting Railroad. Retail centers are scattered, with stores on Roosevelt Avenue, Corona Avenue, Queens Boulevard, Junction Boulevard, and on Broadway.